

價單 Price List

第一部份：基本資料

Part 1: Basic Information

發展項目名稱 Name of Development	曼翹 Mangrove	期數 (如有) Phase No. (if any)	-- --
發展項目的位置 Location of Development	馬頭圍道 68 號 (此臨時門牌號數有待發展項目建成時確認) 68 Ma Tau Wai Road (This provisional street number is subject to confirmation when the Development is completed)		
發展項目(或期數)中的住宅物業的總數 The total number of residential properties in the development (or phase of the development)	130		

印製日期 Date of Printing	價單編號 Number of Price List
11-9-2021	2

修改價單 (如有) Revision to Price List (if any)

修改日期 Date of Revision	經修改的價單編號 Numbering of Revised Price List	如物業價錢經修改，請以「✓」標示 Please use "✓" to indicate changes to prices of residential properties
		價錢 Price
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第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 元, (每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				冷氣機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
曼翹 Mangrove	15	B	23.233 (250) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	6,832,000	294,064 (27,328)	--	--	--	--	--	--	--	--	--	
	16	B	23.233 (250) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	6,900,000	296,991 (27,600)	--	--	--	--	--	--	--	--	--	
	12	C	17.266 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	5,133,000	297,289 (27,597)	--	--	--	--	--	--	--	--	--	
	13	C	17.266 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	5,184,000	300,243 (27,871)	--	--	--	--	--	--	--	--	--	
	15	D	17.266 (186) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	5,184,000	300,243 (27,871)	--	--	--	--	--	--	--	--	--	
	15	E	23.153 (249) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	6,662,000	287,738 (26,755)	--	--	--	--	--	--	--	--	--	
	16	E	23.153 (249) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	6,729,000	290,632 (27,024)	--	--	--	--	--	--	--	--	--	
	17	E	23.153 (249) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	6,796,000	293,526 (27,293)	--	--	--	--	--	--	--	--	--	
	18	E	23.153 (249) 露台 Balcony: 2.000 (22) 工作平台 Utility Platform: 0.000 (0)	6,933,000	299,443 (27,843)	--	--	--	--	--	--	--	--	--	
	5	F	17.673 (190) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0)	5,379,000	304,363 (28,311)	--	--	--	25.743 (277)	--	--	--	--	--	

第二部份：面積及售價資料 Part 2: Information on Area and Price

物業的描述 Description of Residential Property			實用面積 (包括露台, 工作平台及陽台 (如有)) 平方米 (平方呎) Saleable Area (including balcony, utility platform and verandah, if any) sq. metre (sq. ft.)	售價 (元) Price (\$)	實用面積 每平方米/呎售價 元, 每平方米 元, (每平方呎) Unit Rate of Saleable Area \$ per sq. metre (\$ per sq.ft.)	其他指明項目的面積 (不計算入實用面積) Area of other specified items (Not included in the Saleable Area) 平方米 (平方呎) sq. metre (sq. ft.)									
大廈名稱 Block Name	樓層 Floor	單位 Unit				冷氣機房 Air- conditioning plant room	窗台 Bay window	閣樓 Cockloft	平台 Flat roof	花園 Garden	停車位 Parking space	天台 Roof	梯屋 Stairhood	前庭 Terrace	庭院 Yard
曼翹 Mangrove	16	F	17.836 (192) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0)	5,071,000	284,313 (26,411)	--	--	--	--	--	--	--	--	--	
	17	F	17.836 (192) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0)	5,121,000	287,116 (26,672)	--	--	--	--	--	--	--	--	--	
	18	F	17.836 (192) 露台 Balcony: 0.000 (0) 工作平台 Utility Platform: 0.000 (0)	5,223,000	292,835 (27,203)	--	--	--	--	--	--	--	--	--	

第三部份：其他資料 Part 3 : Other Information

- (1) 準買家應參閱發展項目的售樓說明書，以了解該項目的資料。

Prospective purchasers are advised to refer to the sales brochure for the Development for information on the Development.

- (2) 根據《一手住宅物業銷售條例》第 52(1)條及第 53(2)及(3)條，-

According to sections 52(1) and 53(2) and (3) of the Residential Properties (First-hand Sales) Ordinance,-

第 52(1)條 / Section 52(1)

在某人就指明住宅物業與擁有人訂立臨時買賣合約時，該人須向擁有人支付售價的 5%的臨時訂金。

A preliminary deposit of 5% of the purchase price is payable by a person to the owner on entering into a preliminary agreement for sale and purchase in respect of the specified residential property with the owner.

第 53(2)條 / Section 53(2)

如某人於某日期訂立臨時買賣合約，並於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則擁有人必須在該日期後的 8 個工作日內，簽立該買賣合約。

If a person executes an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase, the owner must execute the agreement for sale and purchase within 8 working days after that date.

第 53(3)條 / Section 53(3)

如某人於某日期訂立臨時買賣合約時，但沒有於該日期後的 5 個工作日內，就有關住宅物業簽立買賣合約，則 - (i) 該臨時買賣合約即告終止; (ii) 有關的臨時訂金即予沒收; 及 (iii) 擁有人不得就該人沒有簽立買賣合約而針對該人提出進一步申索。

If a person does not execute an agreement for sale and purchase in respect of the residential property within 5 working days after the date on which the person enters into the preliminary agreement for sale and purchase – (i) the preliminary agreement for sale and purchase is terminated; (ii) the preliminary deposit is forfeited; and (iii) the owner does not have any further claim against the person for the failure.

- (3) 實用面積及屬該住宅物業其他指明項目的面積是按《一手住宅物業銷售條例》第 8 條及附表二第 2 部的計算得出的。

The saleable area and area of other specified items of the residential property are calculated in accordance with section 8 and Part 2 of Schedule 2 to the Residential Properties (First-hand Sales) Ordinance.

- (4) 註：『售價』指本價單第二部份中所列之住宅物業的售價，而『樓價』指臨時買賣合約中訂明的住宅物業的實際售價。因應不同支付條款及/或適用折扣(如有)按售價計算得出之價目，皆以四捨五入方式算至千位數作為樓價，買方須為於同一份臨時買賣合約下購買的所有住宅物業選擇相同的付款計劃。

Note: “Price” means the price of the residential property set out in Part 2 of this price list, and “purchase price” means the actual price of the residential property set out in the preliminary agreement for sale and purchase. The price obtained after applying the relevant terms of payment and/or applicable discount(s) (if any) on the Price will be rounded off to the nearest thousand to determine the purchase price. The Purchaser(s) must choose the same payment plan for all the residential properties purchased under the same preliminary agreement for sale and purchase.

(i) **支付條款 Terms of Payment**

買方於簽署臨時買賣合約(「臨時合約」)時須繳付相等於樓價 5%之金額作為臨時訂金，其中港幣\$100,000 之部份臨時訂金必須以銀行本票支付，臨時訂金的餘額可以支票支付，本票及支票抬頭請寫「孖士打律師行」。

Upon signing of the preliminary agreement for sale and purchase (“PASP”), the Purchaser(s) shall pay the preliminary deposit which is equivalent to 5% of the purchase price. HK\$100,000 being part of the preliminary deposit must be paid by cashier order and the balance of the preliminary deposit may be paid by cheque(s). The cashier order(s) and cheque(s) should be made payable to “**Mayer Brown**”.

(A) **45 天現金優惠付款計劃 (照售價減 8%)**

45 Days Cash Payment Plan (8% discount on the Price)

1. 相等於樓價 5%之臨時訂金須於買方簽署臨時合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署正式買賣合約(「買賣合約」)。
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase (“ASP”) shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5%之加付訂金須於買方簽署臨時合約後 30 天內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 30 days after signing of the PASP.
3. 樓價 90%即樓價餘款須於買方簽署臨時合約後 45 天內繳付。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 45 days after signing of the PASP.

(B) **建築期付款計劃 (照售價減 6%)**

Stage Payment Plan (6% discount on the Price)

1. 相等於樓價 5%之臨時訂金須於買方簽署臨時合約時繳付，買方須於簽署臨時買賣合約的日期後 5 個工作日內簽署正式買賣合約(「買賣合約」)。
A preliminary deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) upon signing of the preliminary agreement for sale and purchase. The agreement for sale and purchase (“ASP”) shall be signed by the Purchaser(s) within 5 working days after signing of the PASP.
2. 相等於樓價 5%之加付訂金須於買方簽署臨時合約後 60 天內繳付。
A further deposit equivalent to 5% of the purchase price shall be paid by the Purchaser(s) within 60 days after signing of the PASP.
3. 樓價 90%即樓價餘款，買方須於賣方就其有能力將物業有效地轉讓予買方一事向買方發出書面通知的日期後的 14 天內繳付。
90% of the purchase price being balance of the purchase price shall be paid by the Purchaser(s) within 14 days of the date of the written notification to the Purchaser(s) that the Vendor is in a position validly to assign the Property to the Purchaser(s).

(ii) **售價獲得折扣的基礎**

The basis on which any discount on the Price is available

1. 見第(4) (i)段 See paragraph (4) (i)

2. **屯馬綫通車折扣 Full Opening of Tuen Ma Line Discount**

簽署臨時買賣合約購買本價單中所列之住宅物業的買方可獲 2%售價折扣優惠。

2% discount on the Price would be offered to the Purchaser who signs the PASP to purchase a residential property listed in this price list.

3. **「紅磡市區」優惠 “Hung Hom City Living” Benefit**

簽署臨時買賣合約購買本價單中所列之住宅物業的買方可獲 2%售價折扣優惠。

2% discount on the Price would be offered to the Purchaser who signs the PASP to purchase a residential property listed in this price list.

4. **上車置業售價折扣 Home Starter Discount**

簽署臨時買賣合約購買本價單中所列之住宅物業的買方可獲 2%售價折扣優惠。

2% discount on the Price would be offered to the Purchaser who signs the PASP to purchase a residential property listed in this price list.

5. **「印花稅津貼」優惠 "Subsidy of Stamp Duty" Benefit**

簽署臨時買賣合約購買本價單中所列之住宅物業的買方可獲 4%售價折扣優惠。

4% discount on the Price would be offered to the Purchaser who signs the PASP to purchase a residential property listed in this price list.

(iii) **可就購買發展項目的指明住宅物業而連帶獲得的任何贈品、財務優惠或利益**

Any gift, or any financial advantage or benefit, to be made available in connection with the purchase of a specified residential property in the development

1. **送贈 RAZE 長效抗病毒塗層服務一次**

RAZE Long Lasting Antibacterial Coating Service (One time)

購買任何本價單中所列之住宅物業之買方，如按買賣合約完成住宅物業的買賣交易，將可免費獲贈由賣方安排及由 RAZE 於該住宅物業提供的長效抗病毒塗層服務一次(「服務」)。如臨時合約及買賣合約因任何原因終止或取消，則賣方及 RAZE 提供該服務的協議將無效。該服務只提供予臨時合約中訂明的一手買方及不可轉讓。賣方及 RAZE 有絕對酌情權決定買方是否符合資格可獲得該服務。賣方及 RAZE 亦保留解釋該服務的相關條款的權利。如有任何爭議，賣方及 RAZE 之決定為最終並對買方有約束力。賣方不保證(a)該服務的具體內容；(b)有關該服務的服務水平。賣方就該服務或 RAZE 或任何第三方服務提供商的作為或不作為概不負責。有關該服務的範圍、條款和條件，請諮詢第三方服務提供商 RAZE。該服務受其他條款及細則約束。

If the Purchaser signs the PASP to purchase a residential property listed in this price list and completes the sale and purchase of the residential property in accordance with the ASP, a Long Lasting Antibacterial Coating Service (one time) (the "Service") will be arranged by the Vendor and offered by RAZE at the residential property free of charge to. The Vendor's and RAZE's offer to provide the Service shall be withdrawn if the PASP and the ASP is/are terminated or cancelled for whatever reason. The Service is offered to first hand Purchaser(s) as specified in the PASP only and shall not be transferable. The Vendor and RAZE have absolute discretion in deciding whether a Purchaser(s) is/are entitled to the Service. The Vendor and RAZE also reserve the right to interpret the relevant terms and conditions of the Service. In case of dispute, the Vendor's and RAZE's decision shall be final and binding on the Purchaser(s). The Vendor gives no warranty as to (a) the specific contents of the Service; and (b) level of Service. The Vendor shall not be responsible or liable for the provision of the Service or for the acts or omission of RAZE or any third party service provider. For the scope, terms and conditions of the Service, please make enquiry with the third party service provider RAZE. This Service is subject to other

terms and conditions.

2. 提前付清樓價現金回贈 Early Settlement Cash Rebate

只適用於選擇第 4(i)段中支付條款(B)之買方

Only applicable to the Purchasers who have selected Terms of Payment (B) in paragraph 4(i)

- a) 如買方提前於買賣合約訂明的付款限期日之前付清樓價，可獲賣方根據以下列表格計算的「提前付清樓價現金回贈」：
Where the Purchaser settles the purchase price earlier than the due date of payment as specified in the ASP, the Purchaser shall be entitled to an "Early Settlement Cash Rebate" payable by the Vendor in the amount as set out in the table below：
「提前付清樓價現金回贈」金額如下：
The amount of the Early Settlement Cash Rebate is as follows:

付清樓價日期 Date of settlement of the purchase price	現金回贈金額 Amount of the Cash Rebate
簽署臨時合約的日期後 120 日內 Within 120 days after the signing of the PASP	成交金額 1% 1% of the Transaction Price

- b) 買方須於擬提前付清樓價日前最少 30 日，以書面通知賣方向賣方申請提前付清樓價現金回贈，賣方於收到申請並確認有關資料無誤後，提前付清樓價現金回贈將直接用作支付買方應繳付之部份樓價餘款。
The Purchaser shall apply to the Vendor in writing for the "Early Settlement Cash Rebate" at least 30 days before the date on which the full purchase price is proposed to be settled. After the Vendor has received such application and duly verified the information, the Vendor will apply the "Early Settlement Cash Rebate" for part payment of the balance of the purchase price payable by the Purchaser directly.
- c) 提前付清樓價現金回贈不能轉讓及轉移，及只能由買方本人行使及享用。提前付清樓價現金回贈受其他條款及細則約束。
The Early Settlement Cash Rebate is non-assignable and non-transferable and can only be enjoyed by the Purchaser personally. The Early Settlement Cash Rebate is subject to other terms and conditions.

(iv) 誰人負責支付買賣該項目中的指明住宅物業的有關律師費及印花稅

Who is liable to pay the solicitors' fees and stamp duty in connection with the sale and purchase of a specified residential property in the development

1. 如買方選用賣方指定之代表律師作為買方之代表律師同時處理其買賣合約、按揭契及轉讓契，賣方同意為買方支付買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser appoints the Vendor's solicitors to act on his/her behalf in respect of all of ASP, mortgage and assignment, the Vendor agrees to bear the legal costs of the Purchaser for the ASP and the assignment.
2. 如買方選擇另聘代表律師為買方之代表律師處理其買賣合約、按揭契及/或轉讓契，買賣雙方須各自負責有關買賣合約及轉讓契兩項法律文件之律師費用。
If the Purchaser chooses to instruct his/her own solicitors to act for him/her in respect of any of ASP, mortgage and/or assignment, the Vendor and the Purchaser shall

each pay his/her/its own solicitors' legal fees in respect of the ASP and the assignment.

3. 買方須支付一概有關臨時合約、買賣合約及轉讓契的印花稅(包括但不限於任何買方提名書或轉售(如有)的印花稅(按《印花稅條例》所定義)、額外印花稅(按《印花稅條例》所定義)、買家印花稅(按《印花稅條例》所定義)及任何與過期繳付任何印花稅有關的罰款、利息及附加費等)、登記費及其他支出費用。All stamp duty (including without limitation any stamp duty on (defined in the Stamp Duty Ordinance), if any, nomination or sub-sale agreement, any special stamp duty (defined in the Stamp Duty Ordinance), any buyer's stamp duty (defined in the Stamp Duty Ordinance) and any penalty, interest and surcharge, etc. for late payment of any stamp duty), registration fee and other disbursements on the PASP, the ASP and the assignment shall be borne by the Purchaser.

(v) **買方須為就買賣該項目中的指明住宅物業簽立任何文件而支付的費用**

Any charges that are payable by a Purchaser for execution of any document in relation to the sale and purchase of a specified residential property in the development

製作、登記及完成大廈公契及管理合約(「公契」)費用及附於公契之圖則費用的適當分攤、所購住宅物業的業權契據及文件認證副本之費用、所購住宅物業的買賣合約及轉讓契之圖則費、所購住宅物業的按揭(如有)及附加合約(如有)之法律及其他費用及代墊費用、為申請豁免買方印花稅(按《印花稅條例》所定義)及/或從價印花稅(按《印花稅條例》所定義)較高稅率(第 1 標準)而須作出的任何法定聲明的費用及其他有關所購住宅物業的買賣的文件的所有法律及其他實際支出,均由買方負責。

The Purchaser(s) shall bear and pay a due proportion of the costs for the preparation, registration and completion of the Deed of Mutual Covenant and Management Agreement (“DMC”) and the plans to be attached to the DMC, all costs for preparing certified copies of title deeds and documents of the residential property purchased, all plan fees for plans to be annexed to ASP and the assignment of the property purchased, all legal and other costs and disbursements in respect of any mortgage (if any) and supplemental agreement (if any) of the residential property purchased, the cost of any statutory declaration required for application for exemption of buyer's stamp duty (defined in the Stamp Duty Ordinance) and/or higher rates (scale 1) of ad valorem stamp duty (defined in the Stamp Duty Ordinance), and all legal costs and charges of any other documents relating to the sale and purchase of the residential property purchased.

(5) 賣方已委任地產代理在發展項目中的指明住宅物業的出售過程中行事：

The Vendor has appointed estate agent to act in the sale of any specified residential property in the development:

- | | | |
|-----|----------------------|----------------------------------------------|
| i | 中原地產代理有限公司 | Centaline Property Agency Limited |
| ii | 美聯物業代理有限公司 | Midland Realty (International) Limited |
| iii | 利嘉閣地產有限公司 | Ricacorp Properties Limited |
| iv | 香港置業(代理)有限公司 | Hong Kong Property Services (Agency) Limited |
| v | 世紀 21 集團有限公司及旗下特許經營商 | Century 21 Group Limited and Franchisees |
| vi | 桂洪地產(代理)有限公司 | Kwai Hung Realty (Agency) Company Limited |

請注意：任何人可委任任何地產代理在購買該項目中的指明住宅物業的過程中行事，但亦可以不委任任何地產代理。

Please note that a person may appoint any estate agent to act in the purchase of any specified residential property in the development. Also, that person does not necessarily have to appoint any estate agent.

- (6) 賣方就發展項目指定的互聯網網站的網址為：
The address of the website designated by the Vendor for the Development is:

<http://www.mangrove.hk/>